

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:)	Bankruptcy No. 23-21478-CMB
)	
MARTIN JOHN GATES)	Chapter 7
)	
Debtor(s))	
)	
PAMELA J. WILSON, Trustee)	Doc. No. <u>17</u>
)	
Movant)	
)	
v.)	
)	ENTERED BY DEFAULT
MARTIN JOHN GATES)	
and LOAN DEPOT,)	
)	
Respondents)	

ORDER APPROVING RETENTION OF REALTOR/BROKER

AND NOW, this 29th day of August, **2023**, upon consideration of the Trustee's Motion to Employ Realtor, it is ORDERED, ADJUDGED and DECREED as follows:

1. The Application is approved as of the date the Application was filed.
2. Kelli Cole of Keller Williams is hereby appointed as Realtor pursuant to the terms described in the Listing Agreement attached to the Trustee's Motion for the purpose of acting as the Trustee's agent in connection with the sale of real estate located at 871 East National Pike, Washington, Pennsylvania 15301. A realtor commission in the amount of six percent of the purchase price of the property is tentatively approved, subject to final court order.
3. Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well, including results accomplished, the time and labor reasonably required by the applicant to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.
4. The approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.

FILED
8/29/23 9:33 am
CLERK
U.S. BANKRUPTCY
COURT - WDPA


CARLOTA M. BÖHM **dmk**
United States Bankruptcy Judge

In re:
Martin John Gates
Debtor

Case No. 23-21478-CMB
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Aug 29, 2023

User: auto
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 31, 2023:

Recip ID	Recipient Name and Address
db	+ Martin John Gates, 260 Moore Road, Washington, PA 15301-8039

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 31, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 29, 2023 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor LOANDEPOT.COM LLC bnicholas@kmlawgroup.com
David A. Rice	on behalf of Debtor Martin John Gates ricelaw1@verizon.net lowdenscott@gmail.com
Office of the United States Trustee	ustregion03.pi.ecf@usdoj.gov
Pamela J. Wilson	pwilson@pjwlaw.net pwilson@ecf.axosfs.com
Pamela J. Wilson	on behalf of Trustee Pamela J. Wilson pwilson@pjwlaw.net pwilson@ecf.axosfs.com

TOTAL: 5